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Incline Row, Port Talbot, Neath Port Talbot.  
SA13 1TT

Offers In Excess Of  
£90,000

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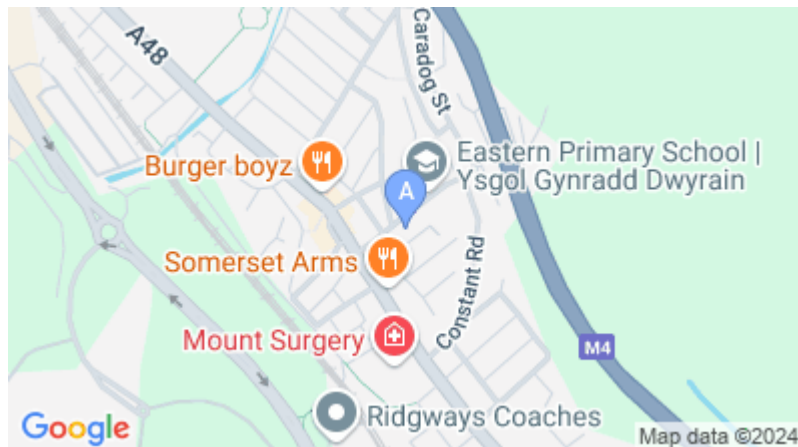


## Incline Row, Port Talbot, Neath Port Talbot. SA13 1TT

We are pleased to present to the market this recently renovated two bedroom ground floor flat located in the heart of Taibach. This flat comes with a large rear garden and permit parking to the front. Offered with NO ONGOING CHAIN.

### Offers In Excess Of £90,000 - Leasehold

- Two bedroom ground floor flat
- Recently renovated
- Modern kitchen with all appliances included
- Low maintenance rear garden
- NO ONGOING CHAIN
- Council Tax A/EPC D



## DESCRIPTION

We are pleased to present to the market this recently renovated two bedroom ground floor flat located in the heart of Taibach. Property benefits from being close to local shops, Eastern Primary School/Ysgol Gynradd Dwyrain and amenities. This flat comes with a large rear garden, permit parking to the front and is offered with NO ONGOING CHAIN. Currently there are 85 years remaining on the leasehold.

The flat briefly consists of reception room, kitchen, two bedrooms and shower room.

Externally there is a rear garden and front garden.

## FRONT GARDEN

Bounded to the front with brick wall. Concrete path leading to front door laid with lawn either side.

## ENTRANCE

Part double glazed PVCu front door leading into hallway. Skimmed ceiling with pendant light fitting. Skimmed walls. Skirting board. Radiator. Wood effect laminate flooring. Built in storage cupboard. Doors leading off.

## RECEPTION (11' 8" x 11' 4") or (3.56m x 3.45m)

Skimmed ceiling with pendant light fitting. Skimmed walls. Skirting board. Radiator. Wood effect laminate flooring. Ceramic tiled hearth and fire surround with wooden mantle. Front facing PVCu double glazed window with fitted Venetian blinds.

## KITCHEN (11' 8" x 11' 4") or (3.56m x 3.45m)

Skimmed ceiling with inset spotlights. Skimmed walls. Skirting board. Wood effect laminate flooring. Inset modern electric fire. Built in storage cupboard. Kitchen is fitted with a range of pale grey gloss floor and wall cupboards with complementary laminate worktops. Stainless steel sink and drainer with hot and cold mixer tap. Four ring built in electric hob with stainless steel overhead extractor hood and built in electric oven below. New appliances to remain at property to include; washing machine, tumble dryer and fridge/freezer. Housed in a wall cupboard is the gas fired combination boiler. Rear facing PVCu double glazed window with fitted Venetian blind. Half double glazed PVCu door leading to the rear garden.

## SHOWER ROOM

Skimmed ceiling with flush light fitting. Skimmed walls. Skirting board. Radiator. Wood effect vinyl flooring. Room is fitted with a three piece suite comprising of WC, pedestal wash hand basin with chrome hot and cold taps, corner shower cubicle with white shower tray, ceramic wall tiles, wall mounted electric shower and glass doors. Rear facing frosted PVCu double glazed window with fitted Venetian blind.

## BEDROOM 1 (10' 10" x 9' 2") or (3.30m x 2.79m)

Skimmed ceiling with pendant light fitting. Skimmed walls. Skirting board. Radiator. Wood effect laminate flooring. Built in storage cupboard. Built in wardrobes with two floor to ceiling mirrored sliding doors. Front facing PVCu double glazed window with fitted Venetian blind.

## BEDROOM 2 (10' 6" x 9' 11") or (3.20m x 3.02m)

Skimmed ceiling with pendant light fitting. Skimmed walls. Skirting board. Radiator. Wood effect laminate flooring. Built in storage cupboard. Rear facing PVCu double glazed window with fitted Venetian blind.





## REAR GARDEN


Bounded on three sides with wood featherblade fencing. Steps leading down to low maintenance rear garden laid with decorative gravel. Concrete path leading to gate with rear lane access. Brick built storage shed.

## NOTES

We have been informed by the vendor that the property is held leasehold but we have not inspected the title deeds



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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